



King County/Seattle: Reclaiming Industrial Lands

King County/Seattle, WA

The King County/Seattle Brownfields Showcase Community is helping small businesses clean up and redevelop brownfields through a unique combination of programmatic and site-specific assistance. This assistance is based on recommendations from the Duwamish Coalition, a multi-jurisdictional, public-private partnership of business, environmental, government, and community stakeholders that worked together to address brownfields restoration in the Duwamish industrial corridor. Work performed by the Coalition led to King County/Seattle's designation as a Brownfields Showcase Community in March 1998.

Showcase Communities are selected by the Brownfields National Partnership to demonstrate that through cooperation, federal, state, local, and private efforts can be concentrated around brownfields to restore these sites, stimulate economic development, and revitalize communities. Showcase Communities serve as models for broad-based cooperative efforts to support locally based initiatives. Showcases receive up to \$400,000 from EPA for both environmental assessments and to support the loan of a federal employee to the Showcase for up to three years. Showcase Communities receive additional financial and technical support from the Partnership's more than 20 federal partners, depending on the community need and program eligibility.

In the case of King County/Seattle, the Showcase Community is encouraging small businesses to look at brownfields as a viable option for reuse. Three projects originally conceived by the Coalition have been implemented by the King County/Seattle Brownfields Program: an Environmental Extension Service (EES), a hydrogeologic pathways study, and an advisory group to develop statewide risk-based standards for cleaning up Total Petroleum Hydrocarbons (TPH). This advisory group has since presented its findings and recommendations to the State of Washington.

The EES is a major component of the Brownfields Program. The EES works one-on-one with business and property owners to analyze environmental issues, conduct assessments, and identify solutions. The EES also provides services relating to pollution prevention and stormwater management. EES services are free and confidential, and are funded through the EPA Brownfields Showcase Community and by city and county funds, foundation grants, and contributions from local

JUST THE FACTS:

- The Environmental Extension Service (EES), a major component of King County/Seattle's Brownfields Program, works one-on-one with business and property owners to analyze environmental issues, conduct assessments, and identify solutions.
- Restoration of a former wrecking yard has leveraged more than \$1,575,000 in private funding for cleanup and redevelopment, and provided employment for more than 25 people.
- On another site, the EES helped a business owner design and install a stormwater management system, and helped train the company's employees on pollution prevention techniques.

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businesses and citizens. The EES has been very successful and continues to receive support. Over the last two years, the EES has contacted more than 2,000 businesses, completed 34 assessments covering more than 100 acres, saved businesses more than \$250,000 in technical assistance and other costs, and leveraged more than \$2.5 million in private sector funding toward assessments and cleanups.

One example of this program's success is a former auto wrecking yard that has been cleaned up and returned to use as a neighborhood store and gas station.

The EES was able to help a small, family-owned business overcome the challenges posed by the site's contamination. The EES provided free assistance at every stage of the project, helping the owners properly dispose of liquid wastes on the site and obtaining a local matching grant to defray disposal costs. The EES then assisted in selecting and hiring consultants; helped to review and interpret consultant reports; and made recommendations on how to proceed. Cleanup was further facilitated by the use of newly established risk-based cleanup standards for TPH and other information made available through the Brownfields Program's hydrogeologic pathways study. Restoration of this brownfield has leveraged more than \$1,575,000 in private funding for cleanup and redevelopment, and employed more than 25 people.

A second business that relocated to a brownfield through assistance of the EES is an additional testament to the program's success. The EES provided guidance to the business owner throughout the assessment and cleanup process, saving the owner \$160,000. Approximately \$200,000 in private funding was spent on cleanup and redevelopment of this site. The EES also linked this business to other environmental improvement programs. For example, King County's hazardous waste management program helped the business consolidate its hazardous waste storage systems, and the City of Seattle's energy conservation program helped the business implement energy efficiency improvements. Finally, the EES helped this business design and install a stormwater management system, and helped train its employees on stormwater pollution prevention techniques. The assistance provided to this business enabled it to expand its operations, retaining 63 jobs while creating 20 others.

At a third site, the Brownfields Program helped overcome the barriers to cleanup that had plagued a former chemical manufacturing site for years. The EES helped develop a strategy for assessing and cleaning up the property. The strategy included private investment to perform sampling and soil cleanup, as well as technical assistance from the U.S. Army Corps of Engineers to research groundwater treatment options. Private investment in the cleanup and redevelopment of this property has exceeded \$150,000 and resulted in four cleanup/construction jobs and 10 permanent jobs.

CONTACTS:

For more information on EPA's Showcase Communities, contact Tony Raia of OSWER's Office of Brownfields Cleanup and Redevelopment at (202) 566-2758

Or visit EPA's Brownfields Web site at:

<http://www.epa.gov/brownfields/>